BOF 16

Source of Grantor's interest in real property herein described: Deed of record in Deed Book 6901, Page 928 in the Office of the Register of Deeds for Davidson County, Tennessee.

This instrument prepared by:

Bryant W. Burke
VINSON & ELKINS
3700 Trammell Crow Center
2001 Ross Avenue
Dallas, Texas 75201
(214) 220-7778

MAP: 91-14
Parcel: 250

## QUITCLAIM DEED

THIS INDENTURE is made this 1st day of August, 1990, by and between LDB Properties, Inc., a Texas corporation hereinafter referred to as "Grantor", and Mr. Gatti's Inc., a Texas corporation hereinafter referred to as "Grantee".

## WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has released and QUITCLAIMED, and does hereby release and QUITCLAIM unto the said Grantee that certain real property described in Exhibit A attached hereto and incorporated herein by reference, and all of the estate, right, title and interest of Grantor therein, with the hereditaments and appurtenances thereto appertaining.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal that date first above written.

LDB PROPERTIES, INC., a Texas corporation

By: _____
IVAN IRWIN, JR., Vice President

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ivan Irwin, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of LDB Properties, Inc., the within named bargainor, a Texas corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand, at office, this 1st day of August, 1990.

_____
Notary Public, State of Texas

_____
(Printed or Typed Notary Name)
My Commission Expires:_____

JANELLE MEYER GARRETT
Notary Public, State of Texas
My Commission Expires 12-04-1993

I hereby swear and affirm that the actual consideration for this Quitclaim Deed is $1.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 1990.

Notary Public, State of Texas
My Commission Expires:_____

JANELLE MEYER GARRETT
Notary Public, State of Texas
My Commission Expires 12-04-1993

Name and Address of Property Owner:

Name: Mr. Gatti's, Inc.
Address: 444 Sidney Baker South
P. O. Box 1522
Kerrville, TX 78029-1522

Name and Address of Person or Entity responsible for payment of real property taxes:

Name: Mr. Gatti's, Inc.
Address: 444 Sidney Baker South
P. O. Box 1522
Kerrville, TX 78029-1522

*cor\d:\mrg100\david709.qcd*

4 7 8 1 7

IDENTIFICATION REFERENCE

AUG 7 3 42 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8010 08/07 0101 03CHECK 12.00

store #709

Exhibit "A"



LEGAL DESCRIPTION

A tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on Mr. Gatti's Charlotte Pike Development of record in Book 5190, page 441, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Ragan Smith Murphy & Associates, Inc. dated November 8, 1984 (Job No. 79-076), as follows:

Beginning at an iron pin in the southerly right-of-way line of Charlotte Pike and the northwesterly corner of Lot 2 of the above described recorded plat, said iron pin bearing S 75° 45' 00" W, 830.81 feet, more or less, from the intersection of the westerly right-of-way line of Oceola Avenue with the southerly right-of-way line of Charlotte Pike; thence,

1. Leaving the southerly line of Charlotte Pike and with the westerly line of aforementioned Lot 2, S 14° 14' 49" E, 164.82 feet to an iron pin in the northerly line of Gould Investors Trust property of record in Book 5539, page 1, Register's Office for Davidson County, Tennessee said iron pin also being the southerwesterly corner of Lot 2; thence,

2. With the northerly line of said Gould Investors Trust property, S 73° 57' 00" W, 174.64 feet to an iron pin; thence;

3. Leaving said northerly line, N 24° 23' 00" W, 173.00 feet to a concrete monument in the southerly right-of-way line of Charlotte Pike; thence,

4. With said southerly line, N 75° 45' 00" E, 205.00 feet to the point of beginning and containing 0.73 of an acre, more or less.

Being the same property conveyed to LDB Properties, Inc. by deed from Southern Hospitality Corporation recorded in Book 6901, Page 928, Register's Office of Davidson County, Tennessee.